

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	FLORENCE AVE, ARLINGTON

OWNERSHIP

Owner 1:	CONTRERAS SANDRA				
Owner 2:					
Owner 3:					
Street 1:	PO BOX 876				
Street 2:					
Twn/City:	HULL				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02045			Type:	

PREVIOUS OWNER

Owner 1:	MEDINA ALBERTO -		
Owner 2:	CONTRERAS SANDRA -		
Street 1:	14-16 FLORENCE AVENUE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1963, having primarily Vinyl Exterior and 2824 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Area
104	Two Family		7500		Sq. Ft.	Site

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	451,500	Spl Credit	Total:	451,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7500.000	386,300	1,800	451,500	839,600
Total Card	0.172	386,300	1,800	451,500	839,600
Total Parcel	0.172	386,300	1,800	451,500	839,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		297.31	/Parcel: 297.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	386,300	1800	7,500.	451,500	839,600		Year end	12/23/2021
2021	104	FV	366,500	1800	7,500.	451,500	819,800		Year End Roll	12/10/2020
2020	104	FV	366,500	1800	7,500.	451,500	819,800	819,800	Year End Roll	12/18/2019
2019	104	FV	328,300	1900	7,500.	451,500	781,700	781,700	Year End Roll	1/3/2019
2018	104	FV	328,300	700	7,500.	399,900	728,900	728,900	Year End Roll	12/20/2017
2017	104	FV	308,000	700	7,500.	335,400	644,100	644,100	Year End Roll	1/3/2017
2016	104	FV	308,000	700	7,500.	335,400	644,100	644,100	Year End	1/4/2016
2015	104	FV	261,400	700	7,500.	290,300	552,400	552,400	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
4/8/2009	Inspected	163	PATRIOT
11/10/2008	Measured	345	PATRIOT
1/28/2000	Inspected	276	PATRIOT
12/17/1999	Mailer Sent		
12/7/1999	Measured	243	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

[illegible]

451,500	Spl Credit		Total:	451,500
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apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

839,600 /

839.

839,600 /

839,

839,600 /

839,



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	109821
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

	Name
	Hanne S
	PATRIOT
	PATRIOT
	PATRIOT
	PATRIOT

